

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #16CV19653

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County of Jackson

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Sheriff's Case #18-01772

NOTICE OF SHERIFF'S SALE (Real Property)

On July 5, 2018, at the hour of 10:00 AM at the Jackson County Sheriff's Office, Civil Division, 5179 Crater Lake Hwy, in the City of Central Point, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Jackson County Sheriff's Office, subject to redemption, all of the interest that the Defendant had on or about November 17, 2005, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 5 AND 6 IN TOWNSHIP 38 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; RUN THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 5 AND 6, SAME TOWNSHIP AND RANGE, NORTH 0° 01' 30" WEST, 415.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE ALONG SECTION LINE NORTH 00° 01' 30" WEST 354.40 FEET; THENCE EAST 35 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF DAISY CREEK ROAD; THENCE IN A SOUTHERLY DIRECTION ALONG SAID WESTERLY RIGHT OF WAY LINE, 355 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF THE TRACT OF LAND DESCRIBED IN VOLUME 381, PAGE 359, JACKSON COUNTY, OREGON, DEED RECORDS; THENCE WEST, ALONG SAID SOUTH BOUNDARY, 50 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

The property is commonly known as: 1380 DAISY CREEK ROAD, JACKSONVILLE, OR 97530.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated February 26, 2018, issued out of the Circuit Court of the State of Oregon for the County of Jackson where WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2, its successors in interest and/or assigns, is plaintiff, and IVAN E. HOOKER; KATHERINE J. HOOKER ; CREDIT BUREAU OF JOSEPHINE COUNTY; MIDLAND FUNDING, LLC; AND OCCUPANTS OF THE PREMISES, is defendant.

PROSPECTIVE BIDDERS READ THIS SECTION CAREFULLY

Before bidding at the sale, a prospective bidder should independently investigate:

- (a) The priority of the lien or interest of the judgment creditor;
- (b) Land use laws and regulations applicable to the property;
- (c) Approved uses for the property;
- (d) Limits on farming or forest practices on the property;
- (e) Rights of neighboring property owners; and
- (f) Environmental laws and regulations that affect the property.

Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without prior sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Jackson County Sheriff will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the writ may credit bid up to the Writ amount plus allowed costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowed costs.

Interested parties can obtain additional information in either of the following websites:

<http://oregonsheriffssales.org/>

<http://jacksoncountyor.org/sheriff/services/sheriffs-sales>

NATHAN SICKLER, SHERIFF
Jackson County, Oregon